

**MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**September 2, 2010
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: RICHARD STANTON

VICE CHAIR: GEORGE CORRIGAN

MEMBERS: JILL BERGMAN, JOHN HART, THOR SCORDELIS

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

ANNOUNCEMENTS

MINUTES

[August 19, 2010](#)

PRESENTATION

1. ARC 10-008, NEW TEEN CENTER AT PLEASANT HILL PARK, 147 GREGORY LANE

The applicant, Pleasant Hill Recreation & Parks District, will provide a presentation on revised plans for a new 5,002 s.f. teen center (total building size – 6,987 s.f.) and related site improvements in Pleasant Hill Park. Note: On May 6, 2010 the Architectural Review

Commission conducted a study session for a new 7,400 s.f. teen center and related site improvements.

2. BROWN ACT TRAINING

The City Attorney will provide a presentation to review the primary components of the Brown Act for conducting public hearings and associated conduct outside of public hearings.

PUBLIC HEARINGS

1. ARC 09-024, CLEARWIRE WIRELESS ANTENNA, 199 BRANDON ROAD – CHRIST THE KING CHURCH CAMPUS (10 Minutes)(Continued from July 1, 2010)

The applicant has requested a continuance to the September 23, 2010 Special Meeting. The applicant is requesting design review approval to install a wireless communication facility, on the roof of an existing auditorium/gymnasium building, inside a proposed 7-foot wide by 8-foot long by 10-foot high cupola. Three 3-foot tall panel antennas, two microwave antennas, three RRU units and one GPS unit are proposed to be installed inside the cupola. The associated equipment cabinet would be installed inside the attic of the existing building.

In addition, the Commission is also requested to accept the Categorical Exemption pursuant to section 15303 (Class 3) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) of 1970, as the project is determined to be Categorically Exempt which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. Assessor's Parcel Number: 149-010-014 & 149-010-082

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

2. ARC 10-003, VAN NORSDALL NEW RESIDENCE, 560 CREEKSIDE ROAD (15 Minutes)(Continued from June 17, 2010)

[Staff Report](#)
[Attachments A-C](#)
[Attachments D-E](#)

A request for approval of a new 1,935 square foot single family two-story residence on a 17,375 square foot parcel. There are existing detached structures that will remain (consisting of a 720 sf garage and a 120 sf shed with a 120 sf wood canopy).

In addition, the Commission is also requested to accept the Categorical Exemption pursuant to Section 15303 (Class 3) of the State Guidelines for Implementation of the California Environmental Quality Act as the project is determined to be Categorically Exempt as a New Construction or Conversion of Small Structures. The project consists of new

construction of a single-family residence in a residential zone, and is in conformance with the General Plan and zoning, and therefore would not have a significant impact on the environment. Assessor's Parcel Number: 152-091-027.

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

3. ARC 10-021, PASTA POMODORO OUTDOOR SEATING EXPANSION, 45 CRESCENT DRIVE (15 Minutes)

[Staff Report](#)
[Attachments](#)

The applicant is requesting design review approval for the expansion (approximately 430 square feet) of the existing patio area. The new patio area is proposed to be approximately 1,130 square feet and would accommodate a total of 76 dining seats. The new patio would include a planter barrier, an outdoor waiting area, new awnings, menu boards, benches and additional patio furniture to match existing. The subject site is located at 45 Crescent Drive and is zoned *PUD DSP - Planned Unit District Downtown Specific Plan*.

In addition, the Commission is requested to accept the Categorical Exemption pursuant to section 15301 (Class 1) and section 15311 (Class 11) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) of 1970, because this project is determined to a minor alteration to an existing facility (Class 1) and construction of a minor structure accessory to existing commercial facilities (Class 11) and is therefore considered to have no significant environment impact. Assessor's Parcel Number: 150-300-006.

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

4. ARC 10-010 & S 10-012, THE ORIGINAL PANCAKE HOUSE COLOR CHANGE AND SIGNAGE, 2059 CONTRA COSTA BLVD. (20 Minutes)

[Staff Report](#)
[Attachments](#)

The applicant is requesting approval by the Architectural Review Commission for a building color change and new signage. The applicant is proposing an approximate new 46.5 square foot sign at the entrance to the building and an approximate new 43.5 square foot sign at the driveway entrance off of Contra Costa Boulevard (north elevation). The subject site is located at 2059 Contra Costa Boulevard and is zoned *PUD DSP - Planned Unit District Downtown Specific Plan*.

In addition, the Commission is requested to accept the Categorical Exemption pursuant to section 15301 (Class 1) and section 15311 (Class 11) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) of 1970, because this project is determined to a minor alteration to an existing facility (Class 1) and also considered as construction of a minor structure accessory to existing commercial facility

(Class 11) and is therefore considered to have no significant environment impact.
Assessor's Parcel Number: 150-150-080.

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

5. ARC 09-017, LANDSCAPE AMENDMENT TO TACO BELL REMODEL, 1700 CONTRA COSTA BLVD. (20 Minutes)

[Staff Report](#)
[Attachments](#)

The applicant is requesting to amend the approval of ARC 09-017 by proposing to remove eight (8) of the existing sixteen (16) mature trees on the .52-acre commercial site. In addition, the applicant is proposing to provide eight (8) replacement trees. Note: On February 18, 2010 the Architectural Review Commission (ARC) approved application nos. ARC 09-017 and S 09-030 for a 547 square foot building addition to an existing 1,552 square foot Taco Bell restaurant, with an existing drive-through facility, to include site improvements.

In addition, the Commission is also requested to accept the Categorical Exemption pursuant to Section 15301 of the California Environmental Quality Act (CEQA) of 1970, as amended, the project is determined to be a Class 1 categorical exemption because the project is developed with an existing facility and the proposal is limited in scope to the maintenance of existing landscape and/or native growth (and is proposed to be replaced) and thus will not result in a significant environmental impact. Assessor's Parcel Number: 127-081-043

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a special meeting of the Architectural Review Commission on September 23, 2010, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill. *Note: The regularly scheduled ARC meeting of September 16, 2010 was rescheduled to September 23, 2010.*